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Cover photo of Seaside pavilion by Bill Sanders. Architecture by Steve Badanes of The Jersey Devil.



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EDITORIAL

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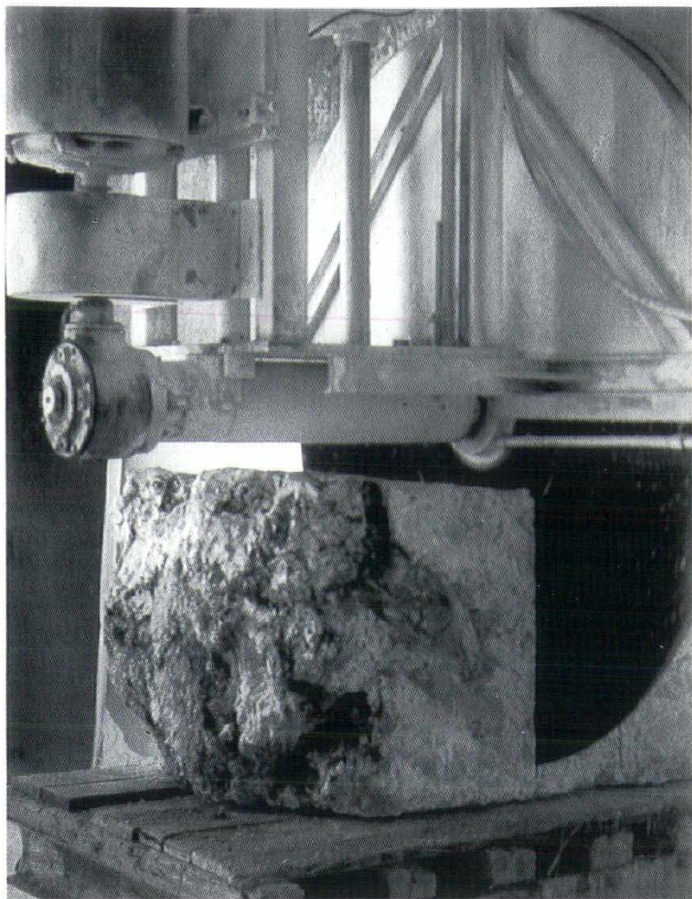
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I certainly would like to hear from you, the architects of Florida, more often than I do. It's always nice to get "thank you" letters when an article is published about a project you've designed. I appreciate those letters, but they are almost always very grateful and not very critical. Otherwise, I usually hear about things through the grapevine. In this case, the grapevine is FAVAIA Board or Excom meetings where the subject of the magazine comes up and you deliver your messages, either pro or con, to George Allen who graciously delivers them to me.

But, seriously, I would like nothing better than to have a good, healthy "Letters to the Editor" column which is chocked full of opinions about articles and features in a previous issue. I invite criticism and always, praise.

With an eye to the future, I would also like to invite suggestions, submissions, queries, information about new products you like and don't like, book reviews, travel sketches, university and student news and abstracts of research. In short, I'd like very much to broaden the parameters of *Florida Architect* and I invite each of you to help me do it.

There have been some suggestions recently that we need to broaden the scope of the magazine beyond being merely a book of pretty pictures. Well, I hope *FA* has always been more than that and of course, it will always feature the best new and restored architecture that our region has to offer. And, if that means pretty pictures abound, then so be it. But, in addition, I see a lot of merit in rounding out the editorial content to include items of general interest to the profession and I'm looking to you to let me know what that information might be. Or better yet, to supply me with concise, well-written articles about things near and dear to you. *Florida Architect* wants to hear about anything that any member of the state association feels is important. So, pick up that pen or turn on that computer...and write. **DG**



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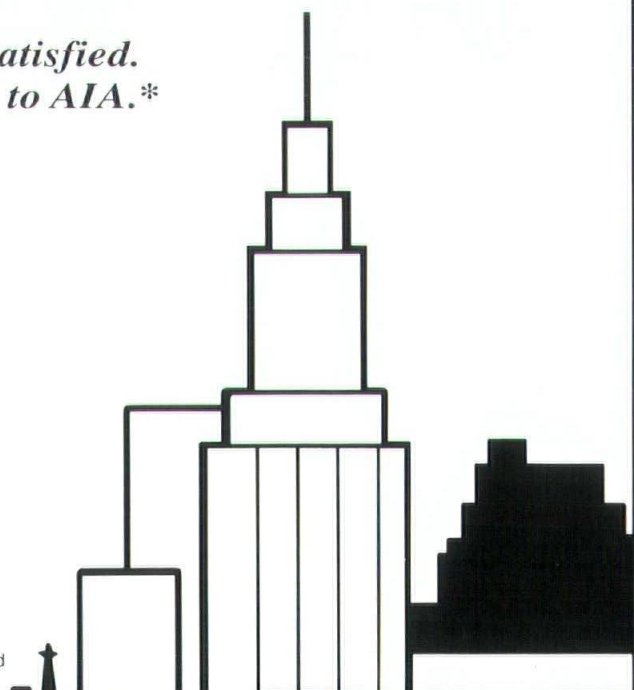


AIA Trust

The American Institute of Architects
Benefit Insurance Trust

* AIA member insurance evaluation & needs assessment study, wave #3.
Wiese Research Associates, October 1992.

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Research Reports Available

Three research reports have recently been made available through the Building Construction Industry Advisory Council (BCIAC) at the University of Florida.

The first is a report entitled *Evaluation of Alternative Roofing Systems - Phase II (For Florida Public Schools)* which was completed by Richard Jones, Dr. Brisbane Brown, Jr., Professor Robert Crossland and Professor Luther Strange of the M.E. Rinker School of Building Construction at UF.

Built-up roofing has traditionally been the design of choice for the low sloped roof. In the mid-1970's, a new product was introduced from Europe to compete with the built-up system. This new product was classified as a single-ply covering. Since the product was new to the U.S. market, designers and contractors were not fully aware of some of its characteristics. As the material was installed, there were some failures which caused alarm among owners. This report is an investigation into the problem. The failures were caused by poor design, poor workmanship and poor maintenance. Six recommendations are made to correct these problems and if implemented could save the state millions of dollars each year.

A Study of Florida's Licensing System for Construction Contractors is the work of Dr. Irtishad Ahmad, Professor Jose' Mitrani and Professor Jack Dye of the Department of Construction Management at Florida International University. This study focused primarily on economic factors related to the daily work of the Construction Industry Licensing Board and their relationship to the Department of Professional Regulation to determine if there were functions which appeared to need improvement in service or organization.

The third research report entitled *Practices in the Construction Industry Which Are Subject to Lawsuits - Phase 2* was prepared by Professor Wilson Barnes of the Department of Construction Management at Florida International University. This project was conducted to complement and continue studies initiated under BCIAC grant *Practices in the Construction Industry Which Are Subject to Lawsuits - Phase I*. The original study, which is referred to as Law 1, examined practices in the construction industry that lead to lawsuits and its objective was to identify causes rather than to fix blame and list legal winners and losers. Law 1 revealed a central theme of practitioner failure to tend to business. The principal effort of this study was the development of four curriculum modules which can be used to explain and emphasize the lessons that were learned through investigating how practitioners get into trouble due to the way they go about the business of construction.

Copies of these reports may be obtained by contacting Brisbane H. Brown, Jr., Executive Secretary, Building Construction Industry Advisory Committee, M.E. Rinker, Sr., School of Building Construction - FAC 101, University of Florida, Gainesville, FL 32611.

Correx

The author of the **Legal Notes** column entitled "*Misplaced Faith in Forms*" which appeared in the May issue of *FA* was Steve Anderson.

Mr. Anderson is a principal in the law firm of Anderson & Orcutt. Apologies to the author for misspelling the firm name.

Also, a correction to the photo credits in the article "*A City Lightens Up*" which appeared in the February issue. Photos of the renovated City Hall were taken by Trace Trusler.

BOOKS

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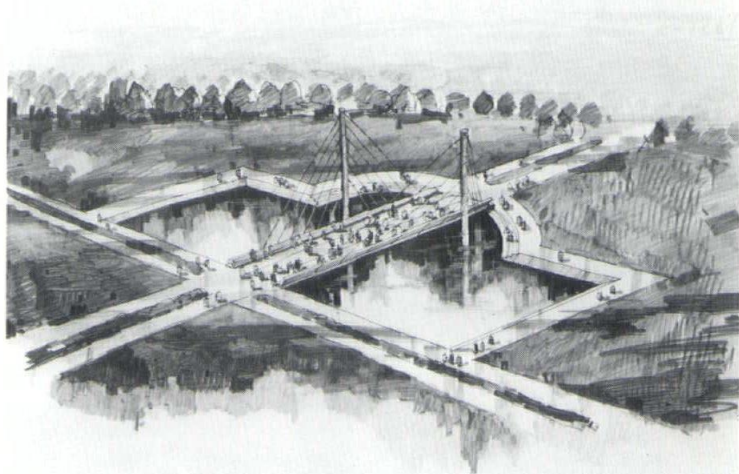
For over 30 years, award-winning architect E."Manny" Abraben has photographed his own projects, for display and publication, combining his talent as an architect with his passion for photography. His unique skills are now available to translate architecture into brilliant photographic representations for architects, builders, developers and advertising agencies.

In a single comprehensive volume, this important new book combines a step-by-step manual of tips and techniques for photographers with a spectacular portrait gallery of the best of modern architecture.

The book synthesizes theory and practice to bring excitement and creative stimulation to the business of photographing architecture.

The book covers philosophical issues such as the relationship between photography and illustration, along with such practical matters as matching the composition of the picture with the building type and setting. Readers will even get practical career advice on such vital topics as preparing a portfolio and submitting work for magazine publication. Because photography is a technically demanding art, the author has provided an extensive appendix of indispensable data.

AWARDS AND HONORS



Ze-Guang Jin, an Associate in the Fort Myers architecture firm of Wilson & Moore, was recognized by the Michigan Vietnam Monument Commission for his design for a memorial in honor of those from Michigan who gave their lives in the Vietnam War. Ze-Guang Jin's design was recognized as a significant gesture and, as such, his entry will be kept for historical purposes at the Michigan Historical Center and Archives.

AWARDS

1993 Florida Design Arts Awards

Buildings in Tampa, Orlando and Boca Raton were recently recognized by Secretary of State Jim Smith as recipients of the 1993 Florida Design Arts Awards.

The annual awards recognize public and private facilities that represent the most effective collaboration among the design professions of architecture, engineering, landscape architecture and graphic, interior and urban design.

Each year, the Division of Cultural Affairs, Department of State, solicits and receives entries from around the state that are reviewed by a jury of representatives from the design arts disciplines. Recommendations are then submitted to the Florida Fine Arts Council, with final approval by the Secretary of State.

Recipients of the award were the Bank of Tampa, Magdalene Reserve, a residential development in Tampa, Mizner Park in Boca Raton and the Lynx Downtown Orlando Bus Terminal.

Lynx Downtown Orlando Bus Terminal

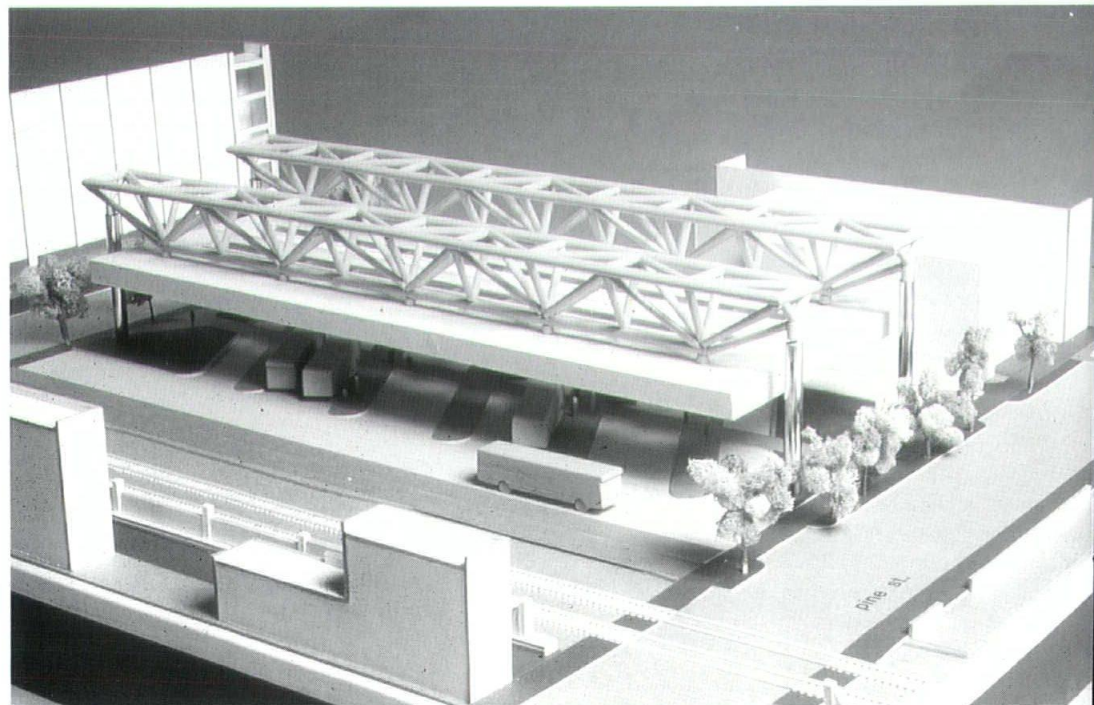
Architect: Architects Design Group, Inc.,
Winter Park, Florida

Jury: "This project addresses issues that are multiple and complex and it clearly contributes to the urban form."

Bank of Tampa

Architect: Ranon & Partners

Jury: "Located in a historic district, the building offers a good contrast to the older architecture and is a good centerpiece for the district."



**Magdalene Reserve,
Tampa**

Ekistics Design Studio, Inc.
Tampa, Florida

Jury: "This single family subdivision is a highly innovative and sensitive example of environmental design."



**Mizner Park,
Boca Raton**

Crocker and Company
Boca Raton, Florida

Jury: "This park is a successful urban renewal project that was planned as part of a traditional downtown where people work, shop, live and spend leisure time."

The Design Responsibility Debate Continues

The Ninth Annual Meeting of the ABA Forum on the Construction Industry served as a vehicle for construction lawyers to address in depth a series of major issues surrounding design responsibilities, including contract provisions, performance specifications, contractor's design functions, shop drawings, environmental questions, insurance aspects of construction, dispute resolution techniques and copyright, among others.

"A Florida attorney commented in his presentation that with regard to contract administration, there is a wide disparity between what owners expect and what design professionals actually do."

More sophisticated owners, he said, will likely decrease the role of AE's for construction administration on the rationale that design professionals are not well-suited or experienced to handle the many issues that come up during construction, preferring in those cases to utilize in-house staff or outside construction managers.

Another speaker tackled the tricky issues inherent in the review and approval of shop drawings, alluding to recent debates over who is ultimately responsible for the correctness of shop drawings. The obligation of the design professional under both AIA and EJCDC documents to review shop drawings only for conformance with the "design concept" remains a "vague no-

tion that defies definition."

A mini-debate over the issue of responsibility for shop drawings as between the design professional and the contractor or fabricator rehearsed the lessons drawn from the Hyatt Hotel case of 1981, in which the courts ultimately held the structural engineers responsible for faulty review of the fabricator's shop drawings. The debate generated by a New York Education Department memorandum on the issue in 1991, which was subsequently dropped, was reflected in the discussion. While no conclusions were reached, there seemed to be some consensus that both the design professional and the fabricator are responsible for defects, but that the ultimate responsibility will rest with the design professional.

A paper on how to minimize design errors focused on the dangers of programming inadequacies and pointed to the necessity of having the owner make a clear statement of its requirements. Also of concern should be predesign investigations and a review of documents provided by the owner to the designer. The authors also emphasized the need for interdisciplinary coordination. "The failure to coordinate the different disciplines often leads to gaps, omissions, overlap, and conflicts in the contract drawings and specifications which frequently are not identified until the construction process is underway," and this often results in costly change orders and malpractice claims.

Differing views were outlined on the best way to handle claims that arise during construction. Two attorneys expressed concern with having the A/E be the primary initial interpreter of

contractor claims. "Making the architect a claims officer....only invites trouble.

"It is unreasonable to expect the architect to have the knowledge and skill to resolve the numerous types of claims that will invariably arise on any construction project. Moreover, it is unrealistic to expect the architect to act completely impartially."

On the other side, Dale Ellickson, director of the AIA documents program, offered the affirmative view. After reviewing the historical background of the role of the design professional as part of construction phase services, he said that despite concerns about the architect's conflict of interest and lack of impartiality, the standard contracts continue the role of quasi-arbitrator for a series of practical reasons: familiarity with the project, the cost in terms of time and money of using a third party, and the fact that having the on-site design professional handle disputes and claims on an initial basis permits the disposition of small problems if left till the end of the project.

A paper on the so-called "quiet revolution" related to dispute resolution by Professor Thomas J. Stiponowich, University of Kentucky Law School, focused on the emergence of mediation and similar procedures

in place of litigation or arbitration. He reported that a recent survey disclosed that over half of the attorneys responding recommend the use of mediation to their clients and that only a handful said they would not use it. Among the advantages cited were privacy, confidentiality, speed and economy. Most of the attorneys said that they disagreed with the criticism that proposing mediation was a sign of weakness. At the same time, it is recognized that for mediation to work, all parties must engage from the start with the thought that compromise will be essential to reach an agreement.

Susan R. Brooke, chair of the Forum Committee on Construction Management and Design/Build, offered comments on the new AIA construction management documents. Her analysis concluded that even though both the architect and C.M. have overlapping responsibilities during the construction phase, the new AIA documents provide a sound basis for dealing with the 90's scenario of the construction manager not serving as a constructor.

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Carl Abbott FAIA Architects/Plan

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Modern Home For A Renaissance Man

Private Residence in the Gulf of Mexico

Architect: Carl Abbott FAIA + Associates Architects/Planners

Job Captain: Michael O'Donnell

Engineer: Rast-Chang, Inc.

Interiors: Carl Abbott FAIA + Associates

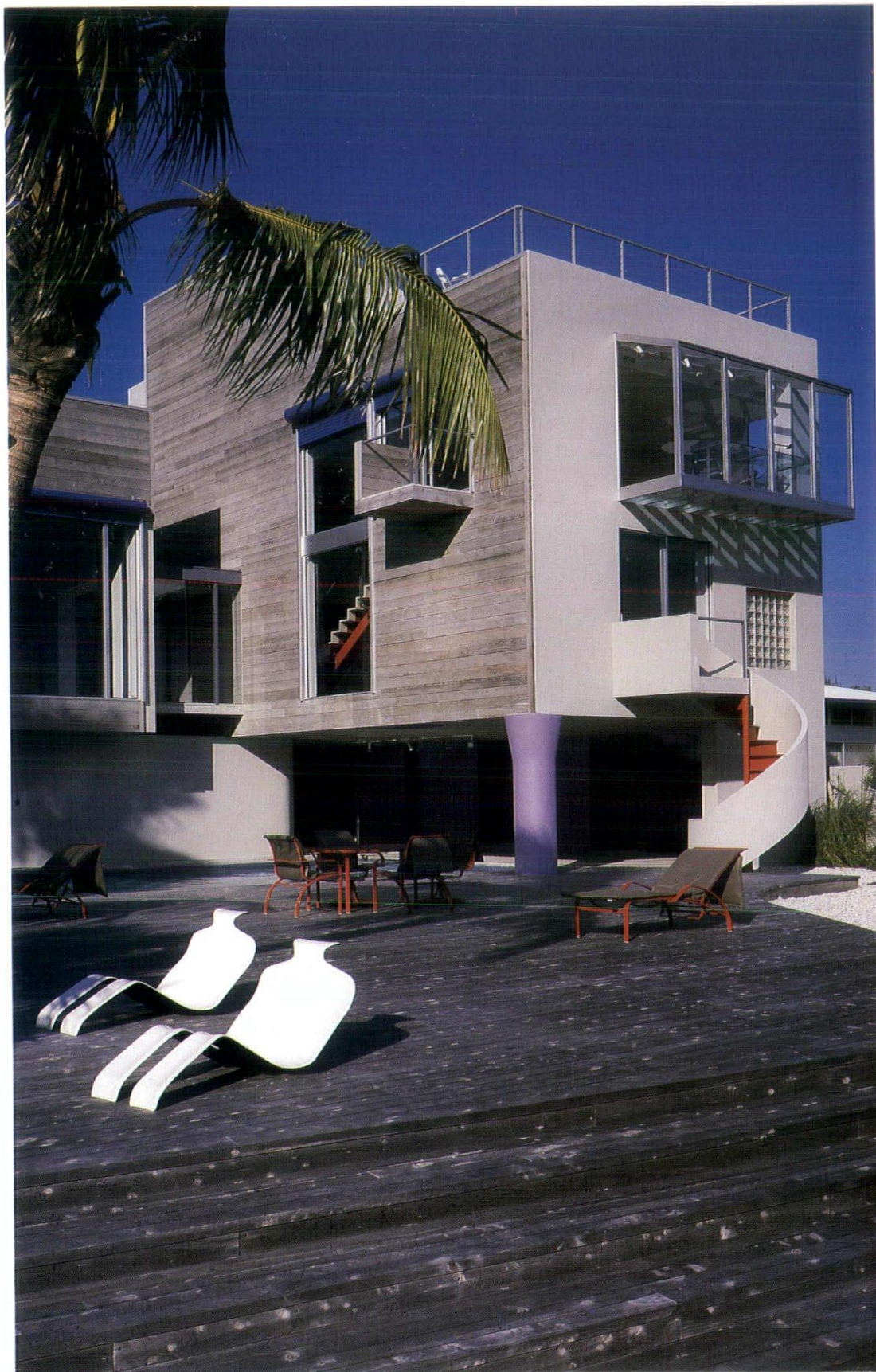
Contractor: Joe Beishline

What do you get when you combine a Renaissance man whose interests are extremely diverse with an innovative and experienced architect like Carl Abbott? In this instance, the combination resulted in a dramatic, colorful embodiment of architectural form, function and fun.

Abbott has long believed that good architecture can enhance and support the client's highest visions. He'll also tell you that design is always more fun when the client's approach to living is dynamic and outgoing.

The client on this project had been living on this long, narrow peninsula site in a one-story ranch house until the day that he and Abbott climbed into a cherry picker to check out the view from 30 feet up. The breathtaking panoramic view got the design concept going. The new house would be raised high on the site to provide views to both the bay and the Gulf of Mexico. The views are facilitated by wide windows and decks which also keep a solid north face to winter winds. The design also provides for internal spaces which flow dramatically within the height of the triple volume and create a building with two distinct areas for public and private use. This plan preserves an existing deep water scuba training pool and provides privacy from the surrounding road and neighbors.

In plan, the house takes the form of two linear elements, the public area and the multi-level



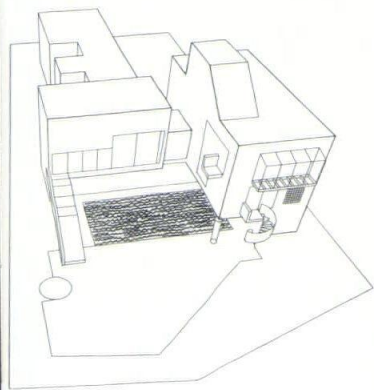
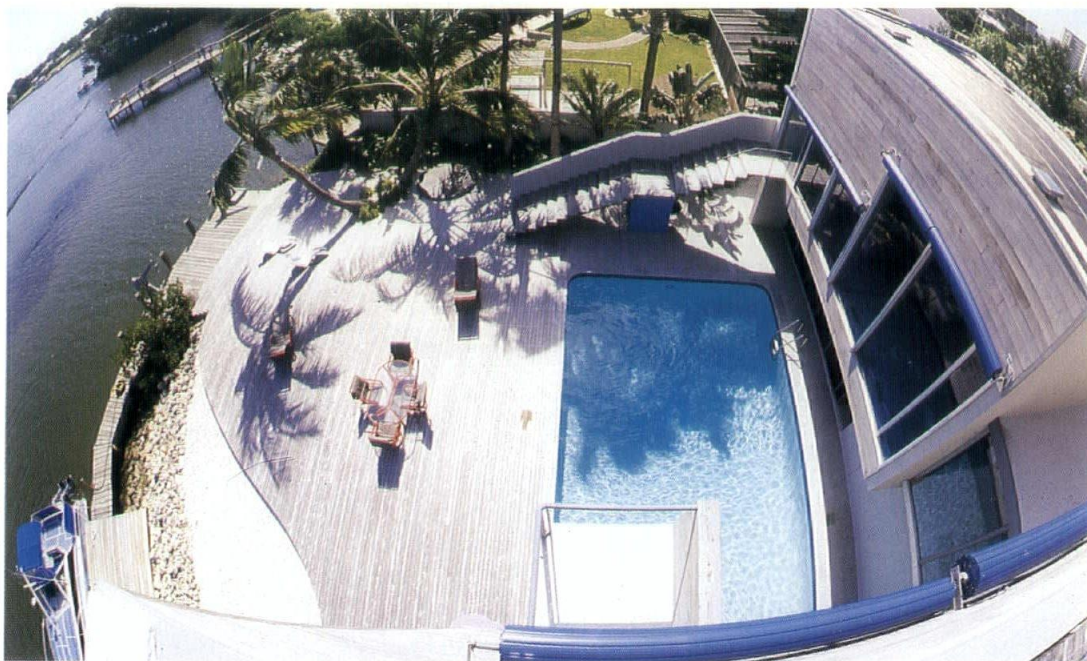
Photos by Peter Turo, Photo-Tech, Inc.

master suite. These forms run the length of the property to create two exterior spaces, a private entrance courtyard on the west and an open court on the bay side.

Sliding between these two forms and suspended over the pool is an entranceway which reveals a brilliant view of both the bay and the sky as one ascends the stair.

Visual ties to both the water and the sky continue throughout the house. A glass floor in the master suite looks down into the pool, reflecting shards of light into this triple volume. The glass floor, walls and ceiling of the third level aerie project from the building to the bay providing a true sense of floating. A free form skylight allows a view of the stars from three floors below while the roof deck Jacuzzi and planetary observation platform provide ample opportunity for the client to combine his loves of both sea and sky.

Curved wall forms contrast with boxed volumes to create interior movement and spatial connection. This arrangement also vertically integrates the architecture. Bright blue security shutters double as heat control devices and serve as colorful architectural elements. The 45-foot banyan tree on the site functions as a 30-ton living sculpture, further illustrating the level of innovation which architect and client were able to achieve.



**INTERIOR &
ARCHITECTURAL
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PETER TURO**

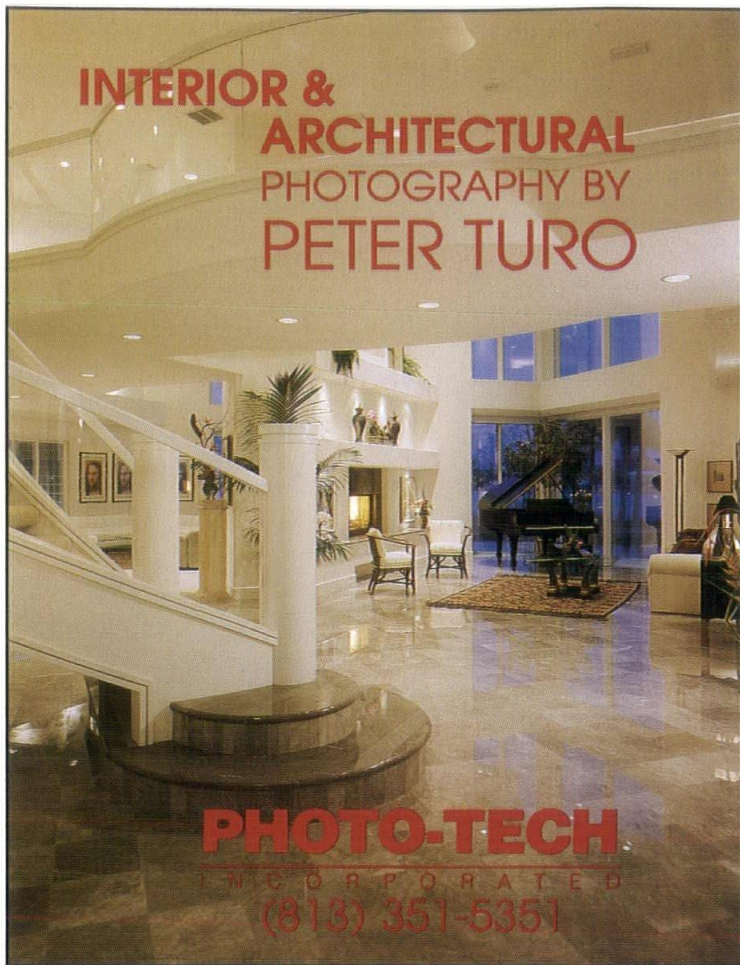


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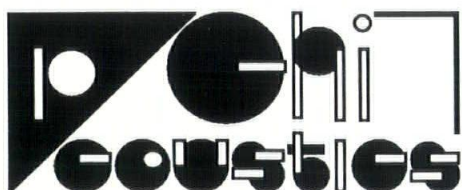
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VIEW OF FLORIDA

A New Pavilion At Seaside

by Renee Garrison

The wooden boardwalks and pavilions at Seaside are legendary, garnering praise from the press and the public alike as monuments to the contemplative life and nostalgic romance of the past.

The newest of the seven pavilions resembles a gentle wave, arching gracefully until, at its crest, it brushes a large beach umbrella. Architect Steve Badanes of The Jersey Devil, says that people describe the pavilion as looking like "Viking ships, sleighs and sea monsters...things that have to do with the water."

The Jersey Devil both designed and built the pavilion. Badanes thinks it was a leap of faith that he was hired to design the prestigious structure. Although Andres Duany recommended him for the project, his firm is best known for designing houses that look like football helmets and hoagie sandwiches. Even though Robert Davis, the developer of Seaside, has made a habit of hiring young, up-and-coming architects, Badanes admits he was surprised when he was approached to design the pavilion. Now that the structure is complete, the architect feels that his pavilion is more graceful, and a lot more playful, than the other pavilions.

The six-foot-wide white cedar decking stretches for 185 feet toward the water. The umbrella which sits atop the decking was constructed of aluminum, a material known for its durability, strength and ease of maintenance. At Seaside, each wooden walkway terminates at a street that runs north and south, away from the Gulf. These boardwalks and pavilions have become a very important part of the community, a place where neighbors sit in the evening watching the sunset.

Renee Garrison is Architecture Critic for the Tampa Tribune.



Photos by Bill Sanders.

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The Sum of Its Parts

Fulford Elementary School Addition and Remodeling North Miami Beach, Florida

Architect: Samuels Richter Architects and R.J. Heisenbottle Architects, P.A. - Joint Venture

Engineer: Maurice Gray Assoc., Inc., Civil, Structural
Landscape Architect: Ted Baker, ASLA

Contractor: Betancourt Castellon Asso., Inc.

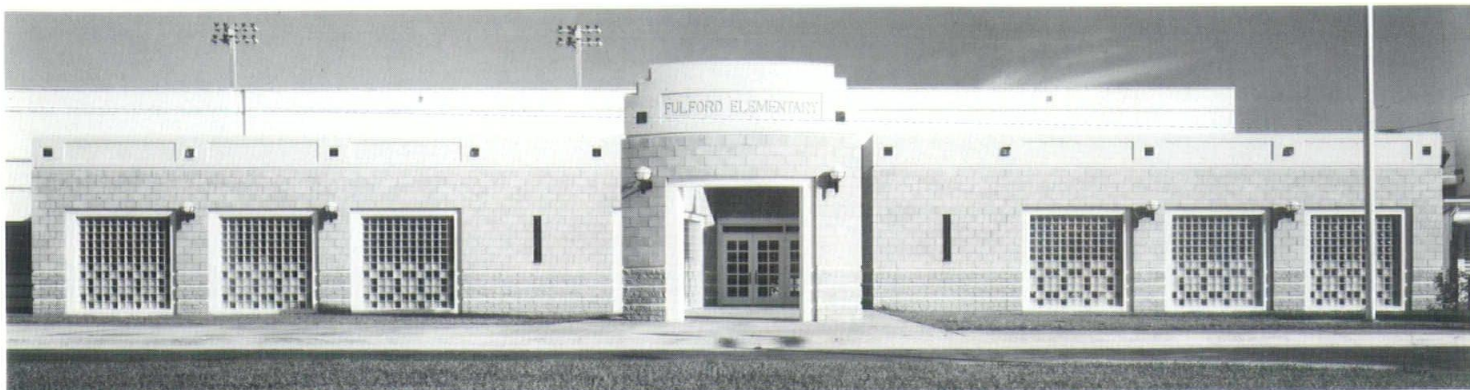
Owner: Dade County School Board

When selected to enlarge and remodel a pre-existing school, the architects found an out-of-date complex consisting of three buildings and 16 portables. One building served as a one-story cafeteria/kitchen with four classrooms and another was a two-story building containing six classrooms. The third building was the original schoolhouse, which was historically interesting, but structurally unsound and hazardous to occupy. That building has since been torn down and the building program revised to accommodate the departments which it housed.

The final program for the addition and remodeling contained all of the space necessary to turn Fulford into a complete elementary school capable of handling 893 students. The new program includes four kindergarten classrooms, an exceptional education suite, an administrative office suite, ten primary classrooms, a student personnel suite, a media center and a music suite. Remodeling of the existing buildings included converting the existing library into an art suite.

The design challenge in this project was to make the school's three buildings look like one school. The existing structures comprise approximately 29,000



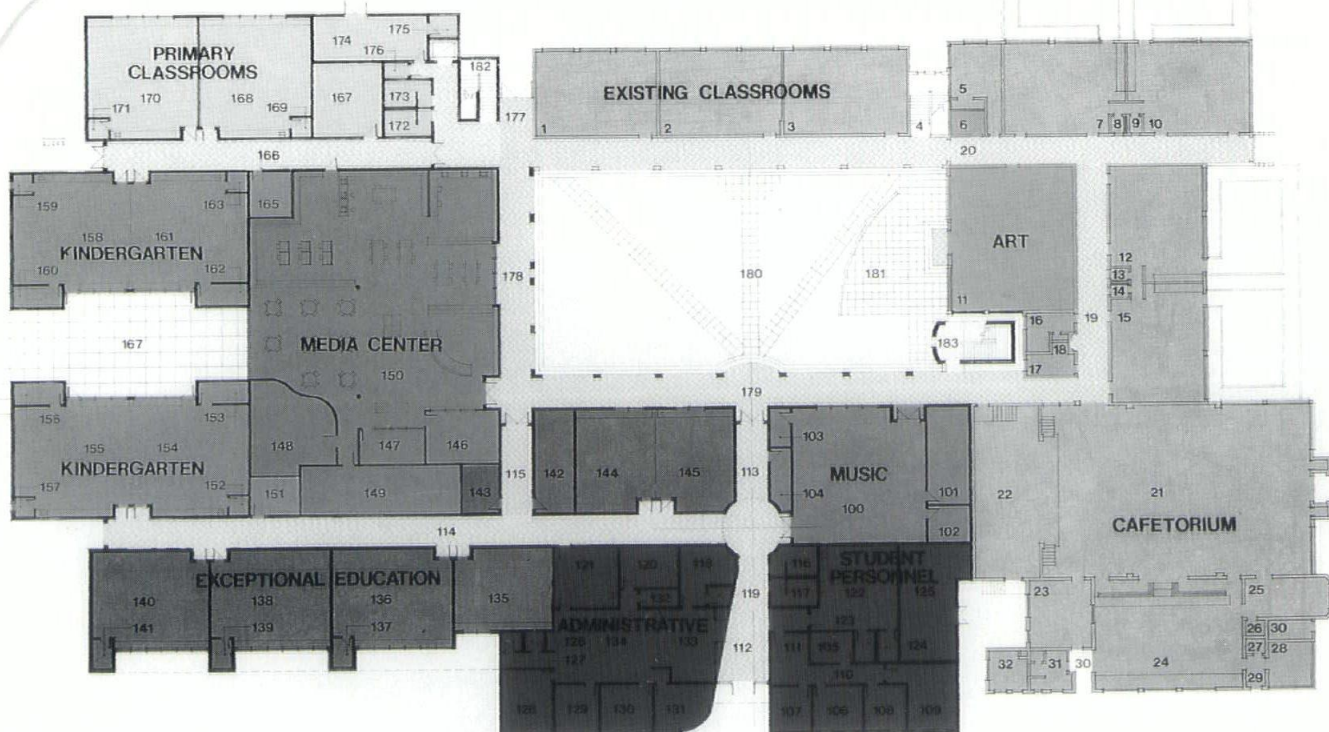
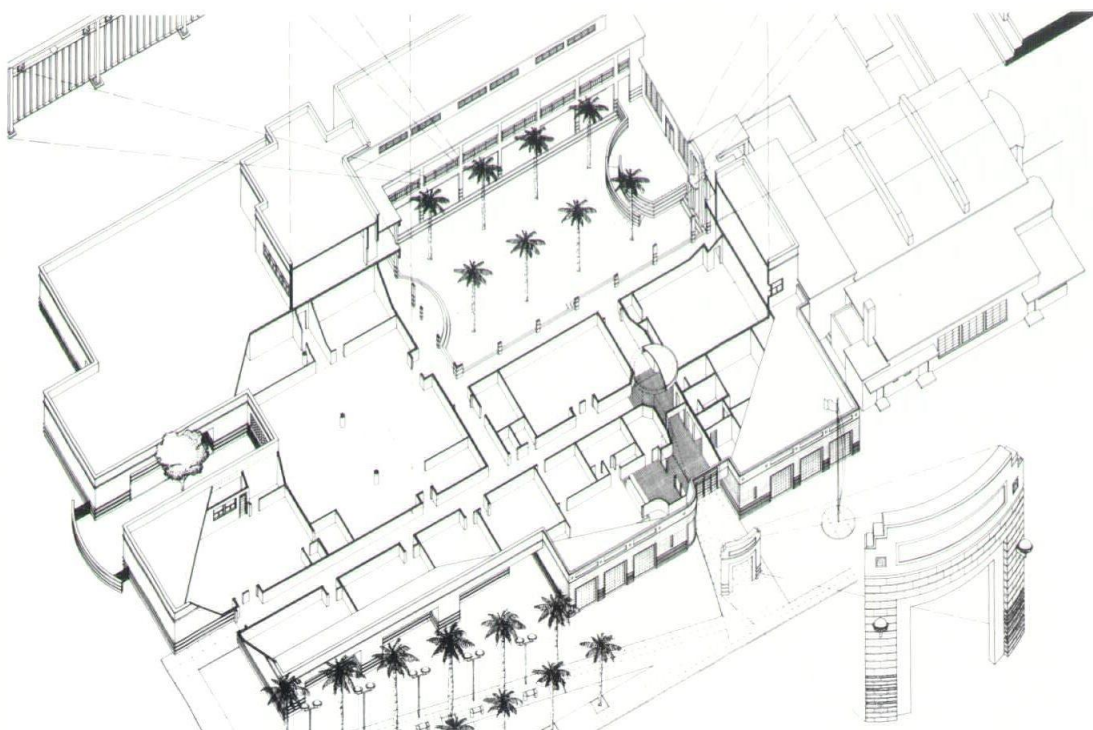


square feet. By wrapping the 39,725 square foot addition around the existing building, a courtyard was created. The architect then created a new main entrance to the school which makes all the buildings appear a visual and functional whole.

The new building connects to the original buildings at two points. The mass of the three buildings was planned to be as dense as possible in order to maintain as much open space as possible.

The design has taken the disadvantages of a small site and turned them into assets. The design combines the new and existing buildings into a cohesive, well-organized elementary school capable of providing a complete range of services for the children of the 1990s.

Photos: Opposite page, top: main entrance. This page, top: south front. Left, courtyard. Photos by Dan Forer.



Art for Living's Sake

D'Alessandro Residence Palm Beach, Florida

Architect: Mitchell O'Neill,

AIA, Architect

Structural Engineer: Assad
Hejazi

Interior Designer: H. Allen
Holmes, Inc.

General Contractor: Bradley
Frasier

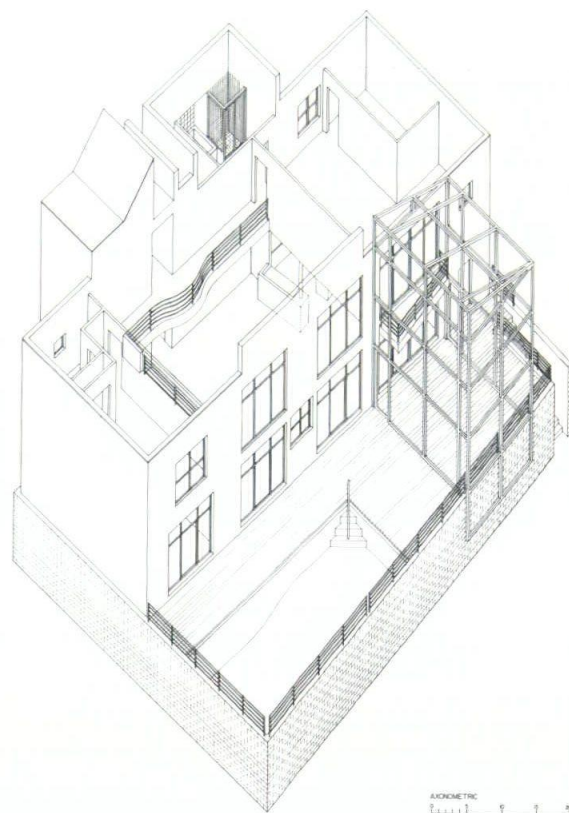
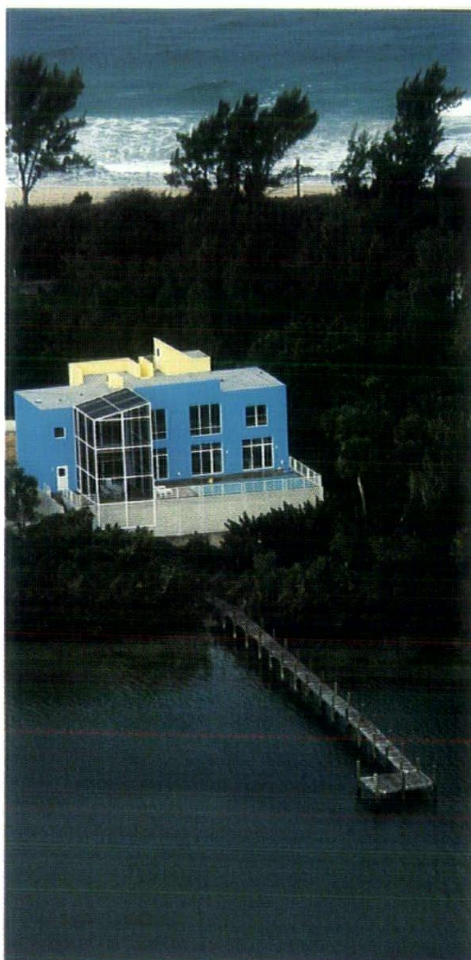
This residence was designed for a couple who own an art gallery and they wanted their house to serve as a second gallery where their personal collection could be displayed.

The program addressed three main issues. It had to maintain large areas of uninterrupted wall surface to display art, exhibit panoramic views of the Indian River and, due to the low elevation of the site, raise the main living space above floor level and incorporate an adjacent pool with deck.

The program solution involved raising the house, a simple box, on a solid base of exposed concrete block. Budget limitations dictated a simple structural system with a minimal level of detailing. The base was pulled out on the west elevation to enclose the raised pool. The ground level, additionally provides for garage and storage.

The main living room is essentially a gallery. The compact stair tower allows the east walls of the first and second floors of the living room to remain uninterrupted. The stair tower continues to a roof deck which the owner required, and the deck provides ocean views to the east.

The main elements in this landscape are the house and the base upon which it sits. In this

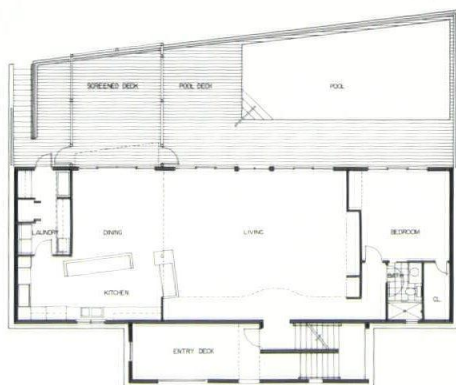




scenario, the screened enclosure becomes the third dominant element. Interestingly, while the structure of the enclosure defines a solid form, the transparency of the screening material creates a contradiction resulting in a delicate, lacy appearance.

Photos: Opposite page, top aerial and below, east elevation. This page, top, west elevation and below interior gallery/living space.

All photos by Daryl Pickering. Drawings courtesy of the architect.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Whimsical Angles Create Learning Ambiance

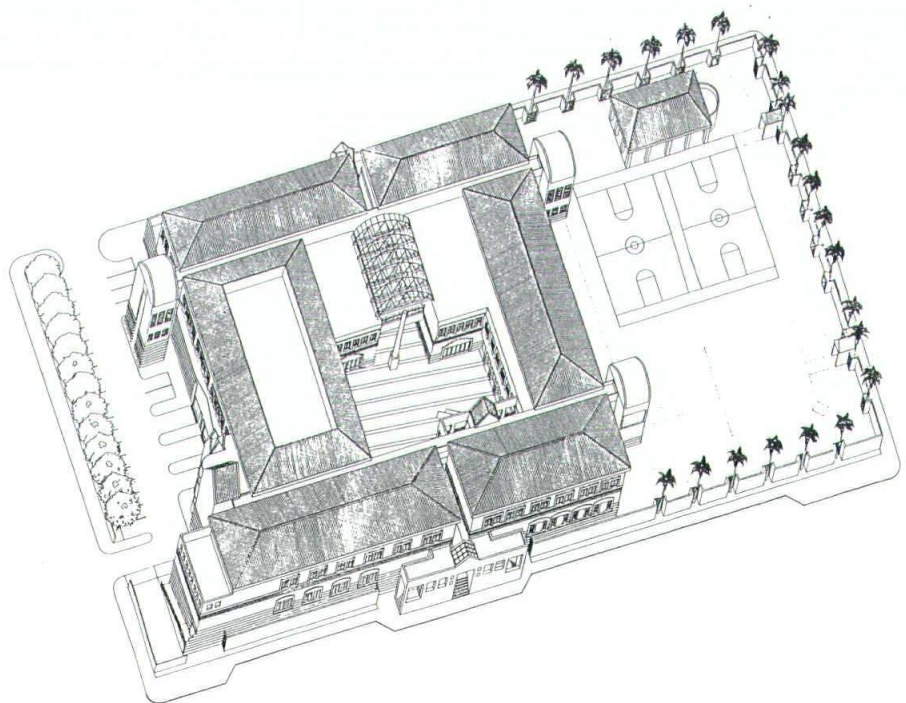
Riverside Elementary School
Miami, Florida

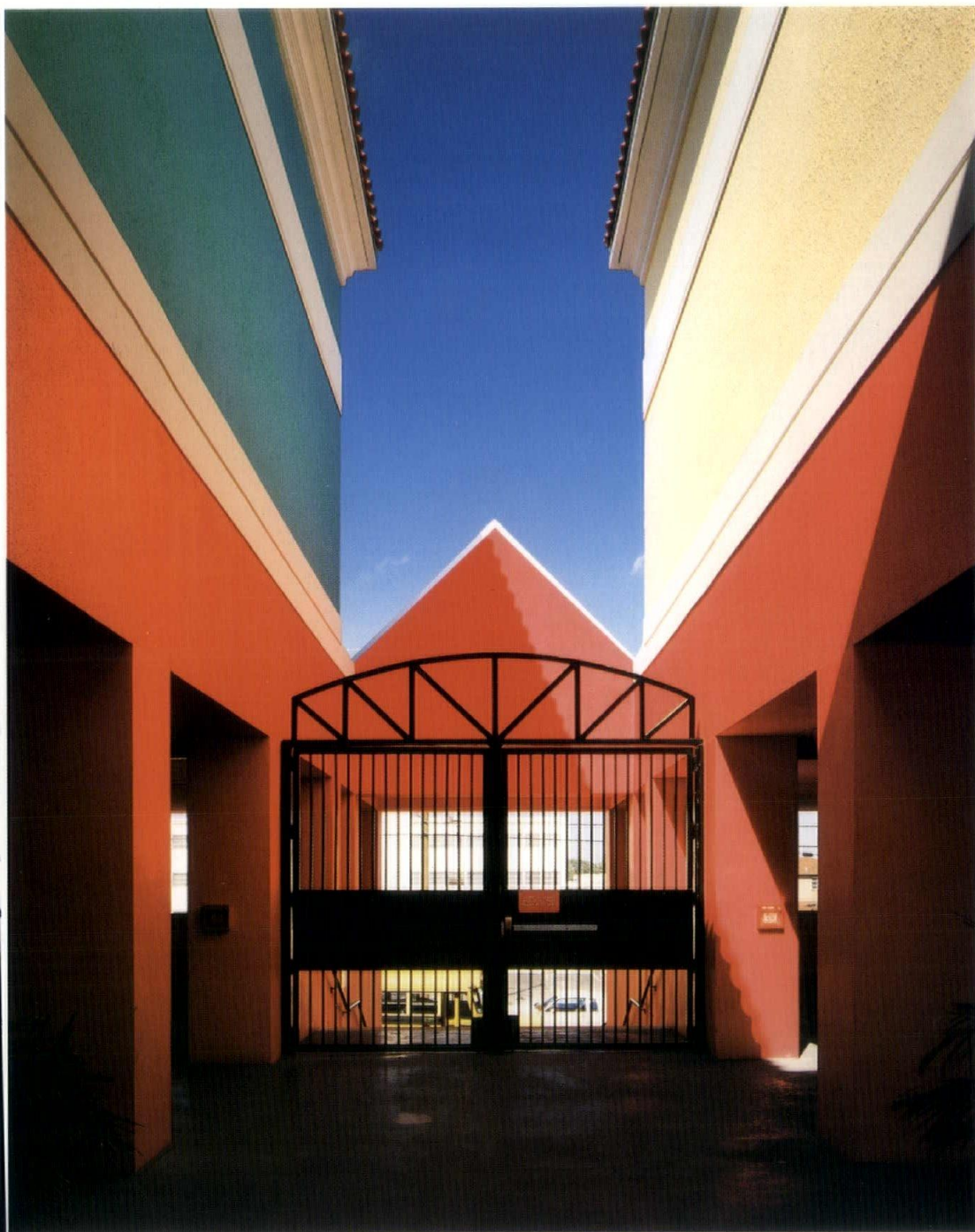
Architect: Bermello, Ajamil & Partners

In the mid-1970s, a building in downtown Miami collapsed. Investigations showed that beach sand had been mixed with the cement used to construct the building. This caused the reinforcing steel rods to rust, undermining the structure's foundation. The building had been constructed in 1914. How many other builders of the time had used the same sand and cement formula? This disquieting question spurred the city's decision to demolish any building constructed around 1914. Thus, in 1976, Riverside Elementary School, a two-story cement building that had long served the community, was demolished. Portables and pre-fab classrooms were put in place.

Since the 1970's, Riverside Elementary has represented an "educational entry point" for many of the Cuban children whose parents immigrated to Miami fleeing communist dictatorship. The school has a student body which is predominantly Hispanic, even though the school serves inner city neighborhoods which are predominantly black. The school is organized on a K-5 configuration, including facilities for kindergarten, art, music, foreign languages and exceptional student education programs.

It took ten years for the Dade County School Board to issue notice to Miami architects to submit proposals for a new school. One of the architects submitting a proposal was Willy Bermello who had attended the first Riverside Elementary. Bermello's firm received the commission and in January, 1989, ground breaking finally took place. In September, 1990, Riverside Elementary was once





Photos: *Opposite page, top: North elevation main entrance. Above, mainentrance foyer.*
 Photos by Mark Surloff Photography. Drawing, courtesy of the architect.

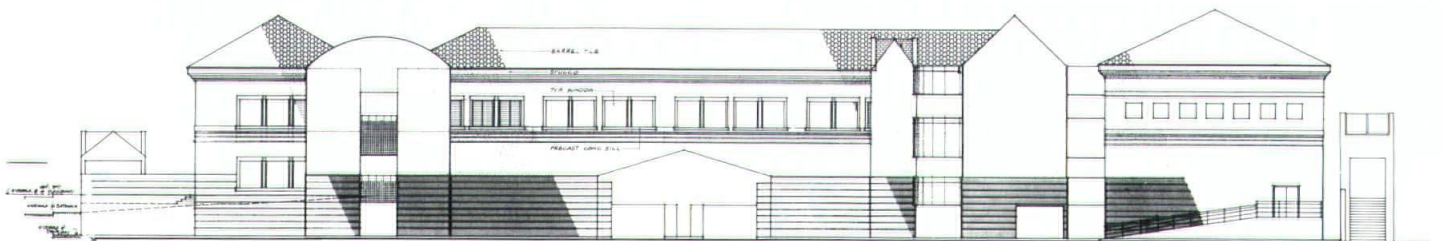
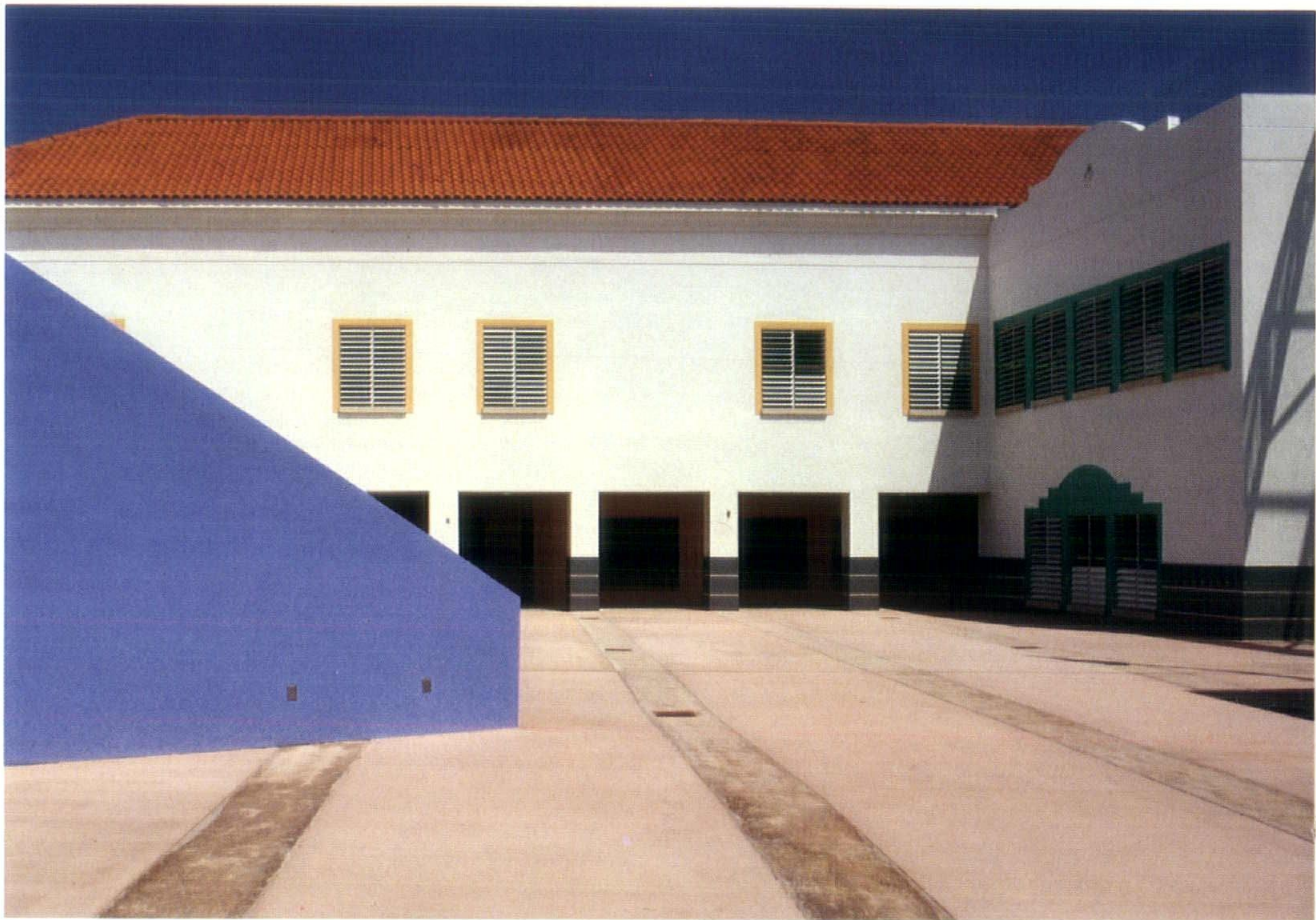
again back in business, serving the children of the community.

There are many differences, of course, between the old Riverside and the new. Now the children walk through a flamingo-colored entrance with an unconventional triangular roof over the main door. Once inside, students are greeted by a spacious windy courtyard lined with brightly-colored doors which open to large classrooms.

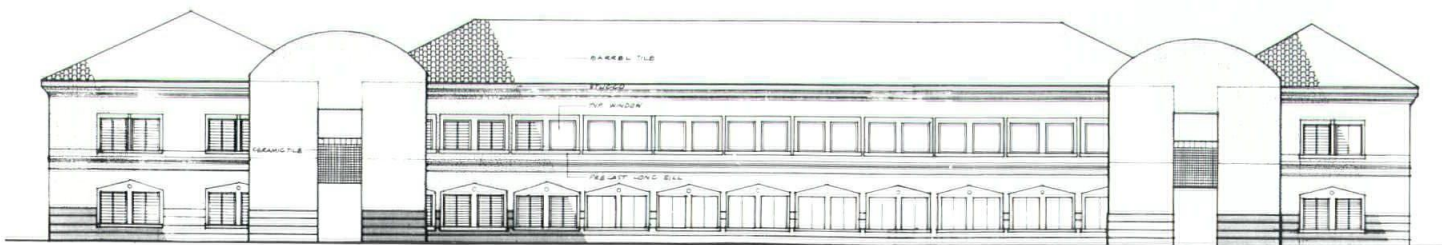
Because Riverside Elementary is situated on the eastern edge of Miami's Latin Quarter District, the architects intended to reinforce the school's individuality by developing a Mediterranean character for the building which responds to community ambiance and influences.

The site's most unique feature is its topography. The grade elevations vary from 14 to four feet and the design of the school takes advantage of the topography by incorporating a required parking facility and service areas at the low end of the site beneath the two-story educational facility.

The architect wanted Riverside's students to feel good in their new surroundings. In contrast to the vacuum-sealed feeling in many contemporary schools, there are plenty of windows, brightly-colored walls and several whimsical angles. Overall, the school has a strong Spanish Colonial feeling, but there is lots of light and air and when students look up, they see the sky.

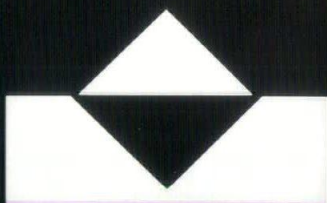


EAST ELEVATION
SOUTHWEST 11TH AVENUE
SCALE 1/8" = 1'-0"



WEST ELEVATION
PLAYFIELD / SOUTHWEST 12TH
SCALE 1/8" = 1'-0"

Photo of Courtyard, west elevation, by Mark Surloff Photography. Drawings courtesy of the architect.



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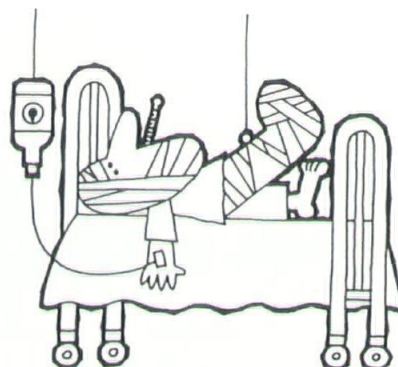
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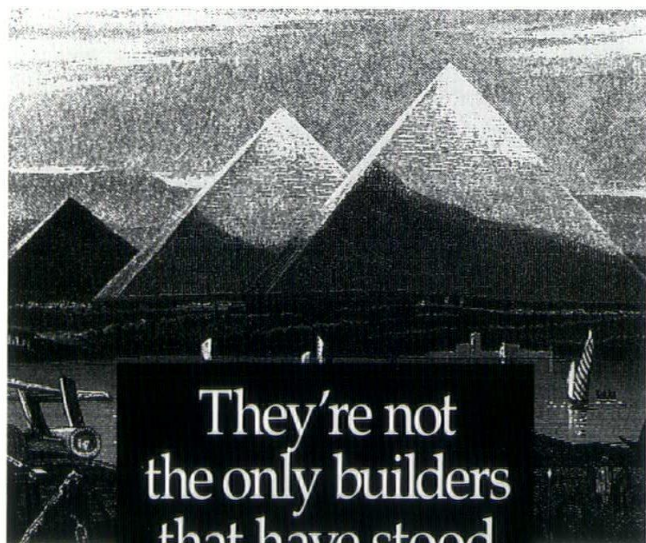
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Inc. by calling 1-800-854-0491 toll free.



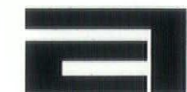
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An L-Plan for Leisure Living and Lots of Light

Hedgecock Residence Pensacola, Florida

Architect: Michelle Reeves
Macneil, AIA, Architectural
Affairs

Structural Engineer: Johnson
Creekmore Fabre

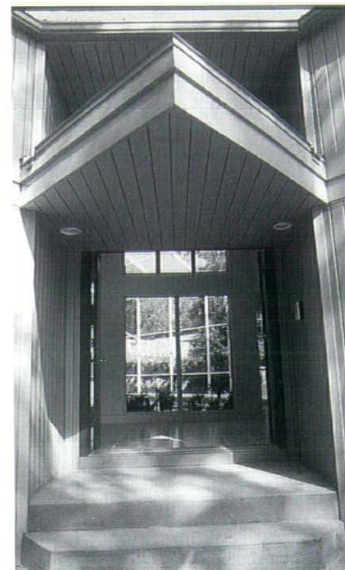
Electrical Engineer: Joe
Moore, P.E.

Contractor: Leonard Jernigan

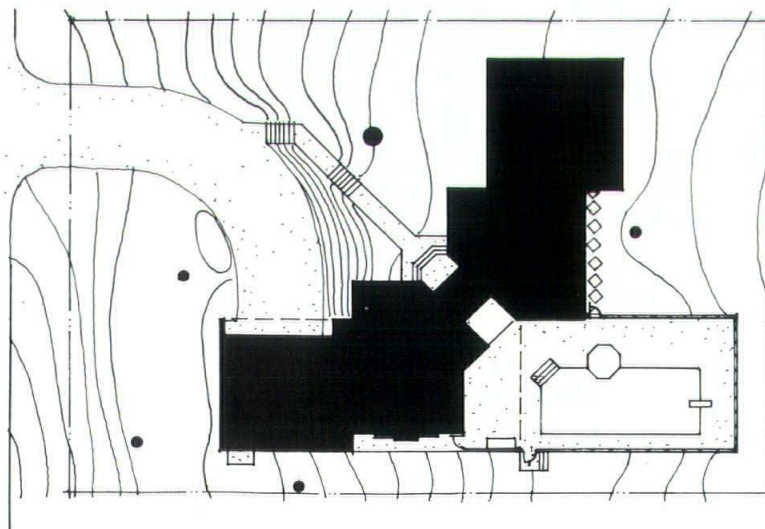
This Northwest Florida residence is sited on a sloping hill beneath a canopy of mature oak trees. In response to the physical site characteristics and the program requirement that the majority of the 3700-square-foot residence be located on one level, the house was organized in an "L-shaped" plan.

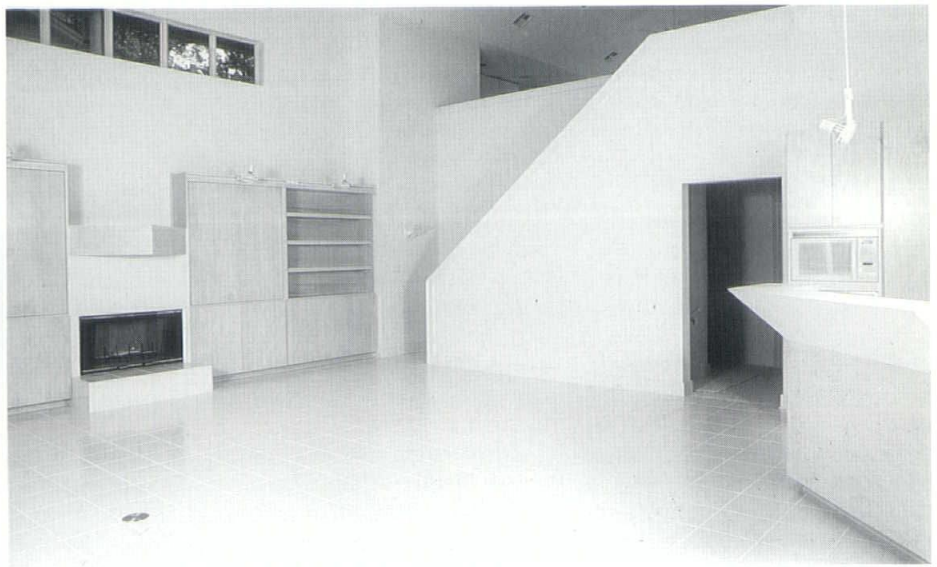
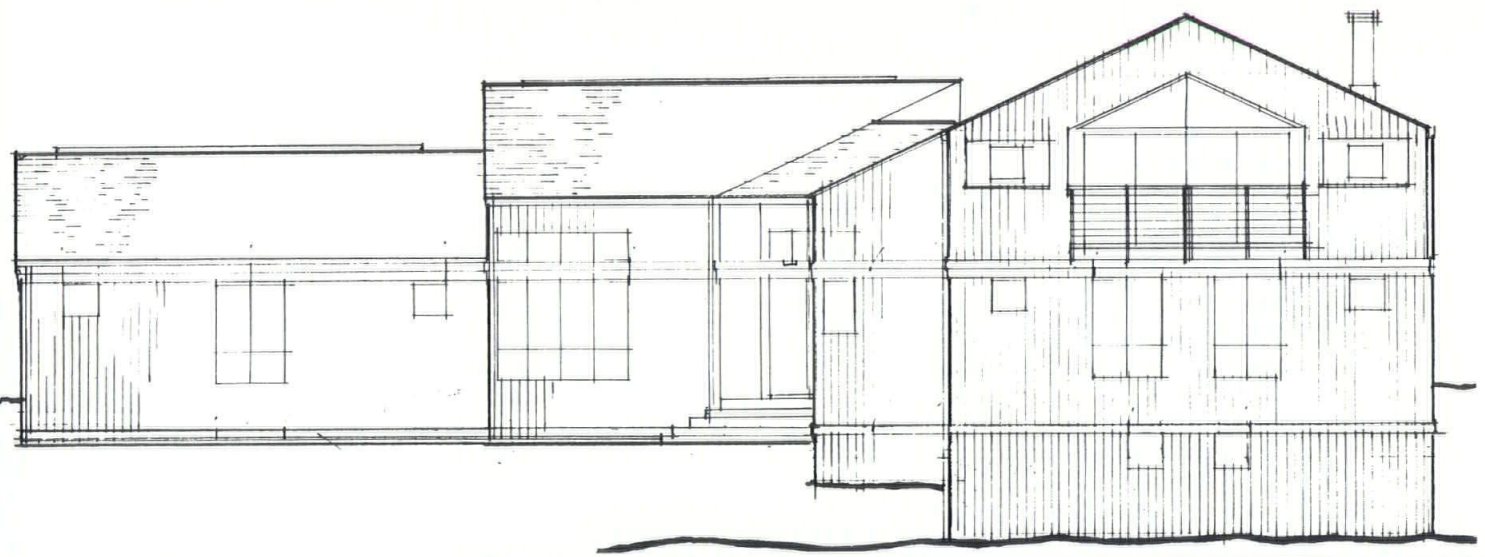
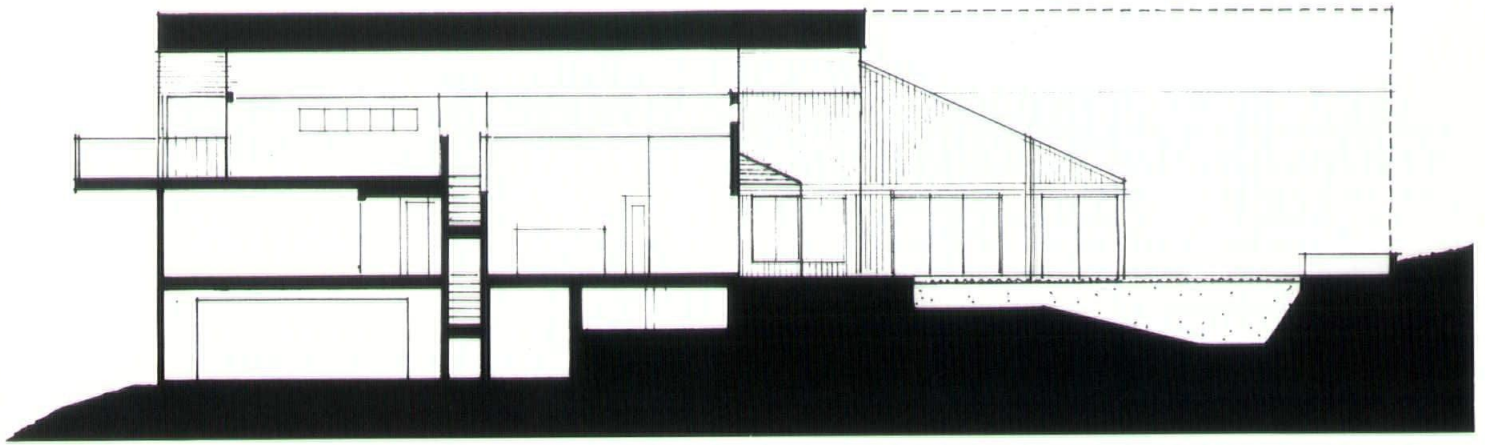
Essentially divided into four squares of varying heights, the volume of each section is proportional to the level of activity and intimacy required. These differing scales are expressed in the exterior envelope. The secondary axis is represented by a long vertical roof linking the game room area, the family room and the pool enclosure.

The entry sequence as one climbs up the steps is on axis with the largest oak. At the oak, the walk turns 45 degrees toward the entry. The entry intersects the two legs of the "L" and the secondary axis. Upon opening the entry doors, the viewer is flooded with light, air, space and a view of the four major public spaces - pool, living, family room and game room. As one travels through the house, the vertical dimensions of the spaces vary greatly in order to give each one a distinct character. The farthest point from the entry is the cantilevered balcony off of the game room which commands a view of the bay.



Photos of west elevation and main entrance by Frank Hardy, Jr. Site plan courtesy of Michelle Reeves.





Photos of pool and pool enclosure and interior, above, by Frank Hardy, Jr. Section and elevation courtesy of Michelle Reeves.

Working With Architects and Roof Consultants

by C. Trent Manausa, AIA

An economical, long lasting, watertight, minimum maintenance roof system! This is the expectation of every building owner. It should also be the goal of all architects, roof consultants and roofing contractors. Only through a joint effort of understanding and cooperation by the owner, the consultant and the roofer can this ultimate goal be achieved.

The purpose of this article is to show the process, from an architectural and roof consulting firm's point of view, so the working relationship between the contractor and the architect can be understood and used to achieve the end result as described above.

No one roof system is suitable for all conditions. The correct roof system selection must be based upon all known conditions. These conditions might include climate, structure, building style, building location, building use, type of deck, drainage and economics (not usually the least of the considerations). An informed decision is based upon knowledge of these factors. The building configuration, use and/or budget of the owner may prohibit the selection of roof systems that may be most desirable. When all factors are evaluated and considered, a roof system is selected and designed to be specific for a particular project.

Owners must be educated to realize that their roof is an asset. Like all assets it must be monitored and maintained to provide maximum return. If the owner's intention is to reduce first cost, he must be made to realize that ongoing maintenance will be costly and the life of the asset will be reduced. Regardless of the initial cost, a maintenance plan is necessary. For the greatest return on the investment, manage the asset.

Roof system types are either low slope (less than 2:12), or steep slope. Most low slope so-

lutions are waterproof membranes, while steep slope roofs are typically membranes, shingles or metal panels. Roof systems include insulation to provide energy efficiency for the interior heating or air conditioning. Coordination of the selection of membranes, roof coverings, flashings and insulation is very important. Compatibility must be determined to obtain proper longevity of the roofing materials and proper performance of the insulation systems.

Low slope roofing membranes available today cover a complex list of materials, chemicals and coatings. BUR (built-up roofing) is a multi-ply reinforced system with alternate layers of asphalt or coal tar. Modified asphalt membranes are available in two basic types - APP (atactic polypropylene) and SBS (styrene-butadiene styrene). Elastomeric membranes are EPDM (ethylene propylene diene monomer) and CSPE (chlorosulfonated polyethylene). Thermoplastic membranes are PVC (polyvinylchloride), CPA (copolymer alloy), CPE (chlorinated polyethylene) and PIB (polyisobutylene). SPURF (spray in place polyurethane foam) is part of a roof system but by itself is only an insulation and must rely on a membrane or coating to provide weather protection and waterproofing.

Steep slope roofing is typically composition shingles, tile, slate or metal panels. Generally, steep slope roofing is not totally waterproof, but relies on watershed and/or backup waterproofing. An example is clay tile roofing which requires a waterproof membrane below the tile.

Roof system selection requires first the elimination of obvious non-viable options. Examples of these include metal panels which are not good solutions on roofs with rooftop equipment or many penetrations. Sheet roofing systems must be considered with climate

conditions; thermal shock, roof traffic and oil or grease discharge. Fungus and algae can be problems where slope is not adequate. Ballasted systems will add considerable weight to a structure. Coal tar membrane systems are limited by slope, environmental concerns and additional worker protection. APP modified systems require surfacing material for longevity and fire rating. Heat welding and open flames can be hazardous. SPURF systems have a very limited time frame for proper application in most of the country. Low relative humidity during application is critical. Coatings are usually not very resistant to damage, either manmade or environmental.

Included in the elimination of possible roof systems should be project budget. For most projects, high cost systems will be eliminated. The project budget may need to be adjusted on projects where aesthetics require consideration of a high cost system.

Once all roof systems have been evaluated and the obvious systems eliminated from consideration, a concentrated effort is made to select the correct system. Remember, many times a project may require more than one system since a building design can have both low slope and steep slope roofing conditions.

It is imperative that the specifier keep up with the rapidly changing technology of roofing. The traditional systems of the past are tried and proven. They are also refined and improved by today's technology. New systems blend the knowledge of traditional systems with new materials and chemicals. It is important to research systems for compatibility with the project's climate, materials and use. A new system which hasn't been used successfully in your area should not be specified. A client should not be used for a

test project. We have recently specified systems that combine the best of two different systems, a multi-ply built up system protected with a modified bitumen cap sheet. That system provides the redundancy of multiple piles and the strength and durability of the modified cap sheet. The granular modified cap sheet also allows easy visual maintenance inspections and corrections.

It is the goal of the specifier to provide a compatible roof system, one that can achieve a sole source product warranty to the benefit of the owner. An example of a sole source warranty would be a joint agreement between the roofing manufacturer and the insulation manufacturer or a written statement from the roofing manufacturer warranting the entire system.

The specifier should require a roofing contractor be certified and trained by the manufacturer for the specified roof system. If the only requirement for "certification" is the purchase of the manufacturer's materials, that manufacturer will not be specified by our office for the project. Just as all products are not suitable for given conditions, a roofing contractor is not necessarily competent to install any and/or all roof systems. Demonstrated abilities confirmed by the manufacturer are necessary. All reputable certified contractors should insist that the manufacturer continue the certification process and that no "exceptions" be made just to sell the product. It is a major benefit to the owner, the contractor and the manufacturer.

During the bidding process it is imperative that the architect and the prospective bidder communicate. No one has ever produced a perfect set of plans, errors or misunderstanding can be rectified prior to final bids. Knowledgeable contractors should convey questions, concerns and suggestions to the

(Continued on Page 3)

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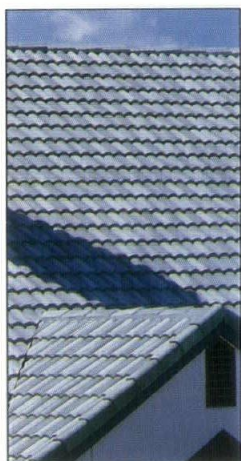
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architect. No one knows difficult field conditions better than an experienced, knowledgeable contractor. The more communications at this stage of the process, the better chance that the ultimate goal of the finished project will be achieved.

Once the project is bid and a contract is awarded, it is of paramount importance that the roofing contractor make timely submittals so that verification of certification, materials, warranties, schedules and project conditions can be confirmed and approved.

Safety is of utmost importance on a roofing project. A properly set up job site with ladder tie downs, fire extinguishers, protective clothing, safety lines and crew safety education demonstrates a well-organized competent contractor.

During the construction process, it is necessary that installation be monitored and confirmation of covered work and existing conditions be documented. Sometimes roofing contractors are uncomfortable having an inspector "looking over their shoulder"; however, documentation of the entire process is beneficial to both the contractor and the owner. Documented inspections are a very useful tool should problems develop some time in the future. Documentation can easily confirm a cause or eliminate a suspected cause. A good method of documentation is with time and date stamped photos.

The project must be properly manned at all times. A knowledgeable superintendent must be available to coordinate conditions, schedules, materials and crew. Trying to install a system with the wrong size crew is frustrating to the architect and expensive to the contractor. A recent project showed dramatic changes after a crew size was corrected. After several weeks of attempting to remove and install a new roof system, the con-

tractor was only accomplishing about 12 squares per day. Two men were added to the crew. The contractor was then able to install an average of 24 squares per day. This was a 100% increase in production with only a 20% increase in labor. That was an excellent return on the investment and the owner was able to have a watertight building in less time, which resulted in less interior damage. This was an example of all parties

working together to the mutual benefit of each party.

In summation, we believe that each project, with a concentrated team effort by the architect, the contractor and the owner, will achieve an end result that is beneficial to each party. The architect and the contractor will have the satisfaction of proper remuneration for the product that will provide the owner with an economical, long lasting, watertight, low mainte-

nance roofing system.

C. Trent Manausa, AIA, is President of Manausa & Lewis Architects, Inc. of Tallahassee. For the last 14 years of his 26-year practice, he has specialized in roofing and reroofing. As a roof consultant to the United States Postal Service and the State of Florida, the firm has provided services on projects in Florida, Georgia, Alabama, Tennessee and South Carolina.

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Tampa Theatre – Architect: John Eberson, 1926
National Register of Historic Places

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Architectural/Interior Design Photography

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NEW PRODUCTS

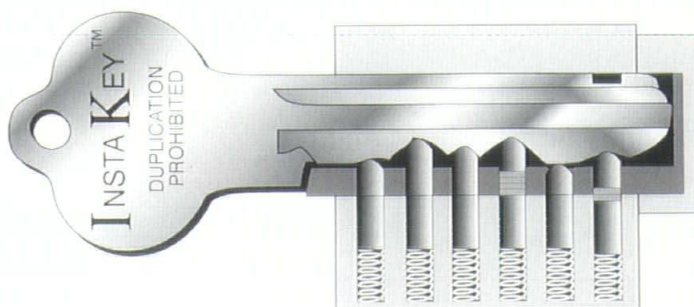
Crafted Coral Stone From Keystone

Keystone Products, Inc. is a supplier of crafted natural coral stone. The company, which was founded in 1936, specializes in crafting Keystone Coral which is a product of the Florida Keys. This coral is available in unlimited quantities and numerous varieties and it can be crafted into a multitude of products including floor and wall coverings, bricks, balusters, handrails, window sills and ornate furniture. The natural color of the coral is light cream with a reddish-brown pigment adding to the fossilized beauty of the coral.

Keystone Products quarries thousands of blocks of coral from Key Largo, Florida. From the quarries, the blocks are transported to a plant where basic shapes and forms such as irregular flagging and random ashlar are cut. The company currently has an inventory of approximately 20,000 blocks which, with the current production program, should last for the next twenty years.

Keystone Coral has been in use since Roosevelt's presidency when many buildings like the Post Office and Federal Building in Miami were constructed using coral. Today, Keystone allows more freedom of design where the warmth and beauty of natural stone is desired. It is weatherproof, color fast and it has exceptionally high insulating values. It has a very high compressive strength and when applied properly, has a sheer strength far in excess of that required by the Uniform Building Code and F.H.A. When properly installed, it lasts the lifetime of the building with no undesirable changes in color or appearance.

For more information about the range of products available from Keystone, contact the company at (305) 245-4716.



Re-Key Your Own Locks With INSTAKEY

INSTAKEY Lock Corp. of Englewood, Colorado, has recently completed over eight years of testing and patenting on a product that allows a business owner or manager to rekey his own locks in a matter of seconds. The product is called INSTAKEY. Instead of calling for a locksmith when the need arises, it allows the user to insert a change key into any lock (including padlocks), turn it once and the old key is rendered useless. Then he hands out the next level of keys that have been locked in his safe, signs and drops a postcard in the mail and the job is done. The licensed INSTAKEY dealer verifies the signature, then cuts the next level of keys and mails them back to the business, ready for the next change.

Even master-keyed systems are no problem. Operating level keys can be changed without disabling master keys, and vice-versa.

Typically, a lock can be loaded with up to ten changes, and spread between pass, master and grand master level keys. Reloading another ten changes costs about the same as a normal service call.

INSTAKEY is available in a high security line which is manufactured in accordance with INSTAKEY patents. Each of the lines have patent-protected keys which make it extremely diffi-

cult for an unauthorized end user to obtain copies.

The interchangeable core product allows those users that are frustrated with the problems associated with moving cores from location to location and paying the high price of re-pinning to enjoy the convenience of INSTAKEY without changing their door hardware. An INSTAKEY/Falcon core will retrofit most interchangeable core locks and allow the business manager to change his locks ten times before he needs to re-load that core. A lost control key, which removes the core from the lock allowing it to be opened with a screwdriver, can be a real disaster. Fortunately, the control key function can also be INSTAKEY'd allowing the lost key to be disabled without interfering with the rest of the keys operating that lock. Typically, this

type of installation pays for itself the second time that the locks are changed.

Right now the product is geared to the commercial market. It will retrofit just about everything out there. The company has a high security line that is manufactured by the same people who protect the White House and the Pentagon. Current customers include fast-food restaurants, retail outlets, banks, supermarkets and hotels.

For more information, please contact George M. "Bud" Kiebler, Shield Security Systems, Inc., (303) 781-9999, FAX (303) 7611-6359.

New Cedar Valley Brochure

The future of cedar shingle siding is the theme of Cedar Valley Shingle System's new 8-page 4-color brochure detailing this panelized exterior siding system. Included are specifications, new product descriptions and illustrations, finishing and application information, and nearly four pages of color photos of significant projects by leading architects using conventional and Decorator shingle panels. Cedar Valley Shingle Systems, inc., 943 San Felipe Road., Hollister, CA 95023. Phone 800-521-9523. FAX 408-636-9035.



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Briggs Introduces One Gallon Urinal

The Briggs' Pennton urinal can be installed with a watersaving flush valve which operates efficiently by using one gallon of water or less per flush. This wall-hung urinal is made of vitreous china and features integral flushing rims. The urinal, Model #7501, comes in bright white, bone and royal silver.

Briggs has also recently introduced a new European-styled kitchen faucet that is ideal for everything from washing dishes to watering plants. The faucet operates in either a fixed or pull-out position, providing complete flexibility. In addition, a fingertip control on the spout allows either an aerated water stream or a continuous spray.

The faucet's contemporary loop handle and bright chrome finish are a beautiful addition to any kitchen. Its plastic spout body is very easy to clean and the flex-hose is made of durable chromed metal. The faucet is constructed of solid brass, a preferred material for faucet quality and durability. The kitchen pull out faucet also features a ceramic dish valve and a built-in vacuum breaker that meets all applicable code requirements.

Briggs Industries is a national manufacturer and marketer of toilets, lavatories, enameled steel bathtubs, sinks, bidets, brass fixtures and whirlpool baths for residential, commercial and institutional use. The company is headquartered in Tampa. For more information, call (813) 287-2400.

New Uni-Color System from Mercer

Mercer Products Company of Florida has introduced Uni-Color, a system for color-coordinating wall base and flooring accessories throughout entire projects.

Each of four traditional product lines of vinyl and rubber wall



base has the same 30 Uni-Color System Colors available throughout. Mercer's ultra-high gloss Mirror-Finish line offers

18 of 30 Uni-Color System Colors plus two specialty colors. Moldings and trims are offered in 12 of the 30 Uni-Color System

Colors. All standard treads and nosings color-coordinate to nine of the 30 Uni-Color System Colors.

In addition to the wide color line selection, Mercer offers a custom color service performed by expert professionals including state-of-the-art technology to meet individual color needs.

Mercer's new 1993 Sweet's contains complete information on the Uni-Color System as well as new colors introduced into its wall base and flooring accessories lines. The Sweet's catalog and Uni-Color merchandiser are now available. For complete information, contact Joe Visintin, Mercer Products, P.O. Box 1240, Eustis, FL 32727-1240 or phone (800) 447-8442 or Fax (800) 832-5398.

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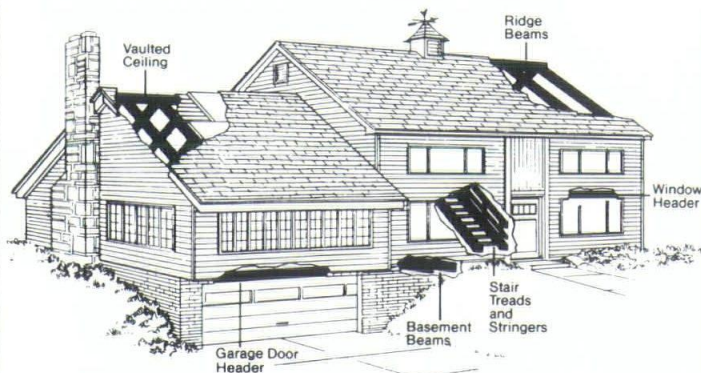
The panels range from flush mounts to several inches deep and includes designs that resemble nostalgic tin ceilings to modern linear designs. The ceiling can be installed using standard one inch face TeeBar. The multitude of available styles allows the designer great latitude in choice plus the option of a custom shape if needed. Application is especially effective in malls, department stores, grocery stores, clean rooms and factories.

For detailed information and product samples, contact Donald Jower at (510) 569-6700 or Fax (510) 638-9100.



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The AIA Electronic Document Service (AIAEDS) is the electronic version of virtually all AIA contracts and forms previously available only as pre-printed documents from authorized distributors. The over 75 documents in this series cover agreements between owner and contractor; owner and architect; and architect and consultant. Also included are forms for the architect's office and project management. Printed documents will continue to be available, giving users the option to use electronically produced documents, the printed forms, or a combination of the two. The language in the AIAEDS forms is identical to the printed documents.

Under the new service, available now from AIA Florida, users who purchase an annual license can produce an unlimited number of documents for the normal course of business. By contrast, printed AIA Documents cannot be reproduced.

AIAEDS software allows the user to create, store and retrieve amended and modified documents and then produce them so they look nearly identical to the printed documents. Any changes to the original AIA Document are clearly denoted as modifications. Filled-in blanks appear in a distinguishable typeface, inserted text is

underlined, and deleted text is noted by a line struck through the text for easy comparison with the original document.

"AIAEDS is revolutionary," notes Steven F. Weiss, AIA, chair of the AIA Documents Committee and a member of Solomon Cordwell Buenz & Associates, Inc. Chicago. "It eliminates the frustration of trying to change printed documents manually and it produces a cleaner, more professional document every time. There's no need for cumbersome supplemental contracts, either. AIA Documents are so convenient because they're accepted, and with AIA Electronic Documents Service, now the process is convenient and functional."

As updates to the documents are published, AIAEDS licensed users are issued new disks automatically. The system requires an IBM-compatible 386/SX or faster personal computer, Microsoft Windows 3.1, Lotus 123 version 2.3 (or Excel 4.0), and a compatible laser jet printer. Users receive diskettes and a detailed user manual. At the end of the year when the license is renewed, licensees will be sent a letter with a code to be entered that will renew the license for a year.

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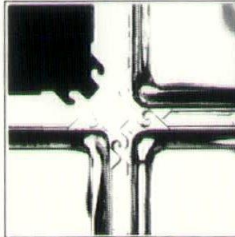
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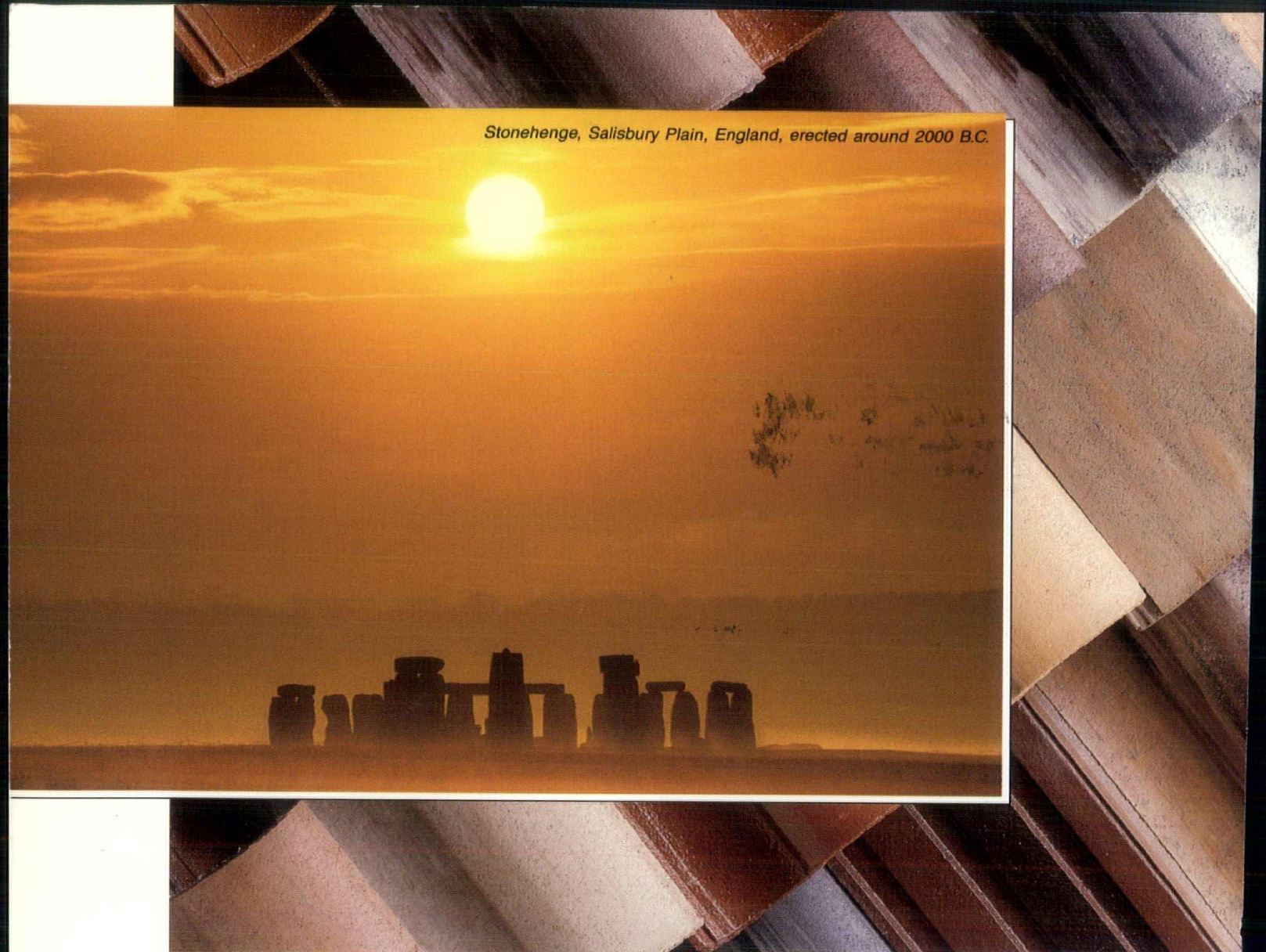
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